

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
November 8, 2010

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

ROLL CALL: Vice Chair Joanna L. Bilotta (acting as Chair), Robert J. Saiia, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson

Absent: Emerick R. Bakaysa

MINUTES – APPROVAL: Signed 10-25-10, Motion, Mr. Lockwood, Second, Mr. Saiia. Request from Mr. Lockwood to go into Executive Session concerning the Executive Minutes of 10-25-10. Request granted from consensus to hold an executive session concerning these Minutes later in the meeting. Executive Minutes 10-25-10 signed following Executive Session.

PROJECT PLAN SIGNATURES: 325 Sunny Hill Road- Department comments as follows: Building Official- lot area, width and frontage okay for both lots; Board of Health- no issues; Conservation Commission- no issues; Board of Assessors- Map 79, Parcel 55, 6.34 acres, Book 6440, Page 75, Chapter land not applicable, sale date 4-25-2007, discrepancy in boundary measurements for Lots 5 and 3A. Board's consensus was they needed a fully corrected copy to sign. Motion, Ms. Bilotta, Second, Mr. Saiia to approve the land division based on the corrected copy. Motion passed 4-0. Director will seek corrected copy and once received, will notify members corrected plan available in office for signing. Mr. Bodkin Jr. recused himself.

APPOINTMENT: ANR, 1070 Northfield Road Owner/Applicant- Camille LeBlanc, J., Engineer- Ed Boucher- Plan accepted for review. List of abutters and administrative fee submitted. Plan is for Lots 1 and 2 and is subsequent to previous division, approved by the Board on September 27, 2010, which created Lot 4.

COMMITTEE REPORTS:

MJTC- No report

MRPC- Mr. Bodkin Jr. noted economic study done throughout MRPC region. Study noted Pioneer Drive and Chase Road.

MRPC Energy Advisory Committee- Director reported on new grant for further work on project. Members of the Committee were asked to stay on. Committee work will serve as "in-kind" payment.

DPW Building Committee- Ms. Bilotta reported on progress. An architect has been hired; Helene Karl from Groton. New design ideas were presented, i.e., a steel structure that will go over the present structure. The new structure will be totally encased with no windows. Windows will exist on the base existing structure. A heating design utilizing recycled oil will provide heat for the structure. Reported that plans were being developed on the fast track so construction time will be a short timeline.

Capital Planning Committee- Director noted Committee has met with the Technology Department. Technology Director is purchasing from funds unspent by previous Technology Director in order to bring technology to the level voted on at previous Town Meeting. Presented was list of needs to be submitted at the 2011 Town Meeting. A meeting was held with the Fire Chief. The Fire Department is requesting 1) re-outfit of engine 2, and, 2) vehicle mounted radios for DPW and portables for Police Department. Two meetings have been held with the Police Department. The primary issue concerns the cruisers. The present Ford Interceptor Crown Victoria cruiser package will no longer be made after March 2011. The new packages are not ready for use or do not meet the expectations of the Department. More complete packages will be available in 2012. The Department has an Article on the Warrant for the November Town Meeting to purchase three Crown Vics while they are still available and not seek any more cruiser packages until 2013. The cost is \$105,000.00 with accessories. Noted that the Capital Planning Committee supports this Article. The next meeting will be the interview with the school's requests on November 18th.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

First Evangelical Congregational Church- Director reported on Tech meeting. Parking was discussed, and as a result of the discussion, the Applicant has withdrawn the angled parking design. Director noted the Reviewing Engineer's preliminary report. There is a difference of opinion between the Designing Engineer and the Reviewing Engineer that will have to be addressed. The Applicant is looking for a Development Plan Review approval with the understanding that it will have to be conditioned with submittals of a fire suppression plan, building, landscaped plan, etc. An approval will also be based on sewer, conservation, etc.. Applicant is seeking a basic approval, with conditions to be added, so they can seek funding as approved by their parishioners. Plans are available for review in the Planning Office.

Green Community Task Force- Director reported that the Task Force, through Mr. Marsden, is preparing an application for a solar field at the old Town dump.

Open Space- Director reported on the Open Space Committee meeting. Noted again was State Approval of the Open Space Plan until 2014. The State has listed nine issues involving further information to be presented. Finalization of these issues will place the Town in a position to seek conservation funding. Director noted that the work of the adhoc committee is outstanding.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom- Director noted that the villas are presently being assembled in Maine. Applicant expects some to arrive by December 1st. Applicant noted that as of November 4th seven of the ten townhouses have been leased and also two of the multi-units. Work on the waterfront is being completed.

Tri Town Landing- Tri-Town is preparing for occupancy. Planning Board has two minor issues that can be taken care of shortly, i.e., stripping and an as-built plan. A lottery is being held this date in Town Hall. Department of Housing And Community Development (DHCD) demands the lottery and has a list of firms that the Applicant can hire. There is a local preference component. Developer Mr. Caselden notified the office that the management company (one they use for all of their developments) is Stuart Property Managers. More information will be forthcoming.

Whalom Storage- Inquiries were made to the office concerning this project from a bank assessor.

UNFINISHED BUSINESS:

See above Planning Director's Reports and Development Status Reports

MASTER PLANNING: 11-22-10 Workshop reminder

DATA INFORMATION & GENERAL DISCUSSION: Data folder containing items of interest not on agenda presented to members for viewing, consisting of various data information.

MEMBER INFORMATION AND ISSUES: Noted November 30th Special Town Meeting, November 15 Master Plan Workshop, and November 22 Information Meeting and Board Meeting. Ms. Bilotta suggested the Board hold one meeting in December; December 13th. Motion made, Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed. Further discussion was on the annual Planning Board Christmas gathering; proposed date of December 3rd.

EXECUTIVE SESSION: Vice Chair called for vote to go into Executive Session at 8:00 PM to discuss Executive. Minutes of 10-25-10, not to return to general session. Motion, Mr. Lockwood, Second, Mr. Bodkin Jr., Motion passed, Roll Call Vote, Ms. Bilotta, aye; Mr. Lockwood, aye; Mr. Saiia, aye; Mr. Bodkin Jr., aye.

ADJOURNMENT: General Session 8:00 PM, Motion to adjourn Executive Session 8:10 PM, Mr. Bodkin Jr., Second, Mr. Lockwood.